

## MINUTES OF COUNCIL STUDY MEETING – OCTOBER 28, 2008

-1-

THE CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, OCTOBER 28, 2008, AT 4:30 P.M., AT THE UTAH CULTURAL CELEBRATION CENTER, ROOMS 104 AND 105, 1355 WEST 3100 SOUTH, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR NORDFELT.

### THE FOLLOWING MEMBERS WERE PRESENT:

Dennis J. Nordfelt  
Russ Brooks  
Joel Coleman  
Corey Rushton  
Steve Vincent  
Mike Winder

Paul Isaac, Acting City Manager  
Sheri McKendrick, City Recorder

### ABSENT:

Carolynn Burt

### STAFF PRESENT:

Jim Welch, Finance Director  
Kevin Astill, Parks and Recreation Director  
Richard Catten, City Attorney  
Buzz Nielsen, Police Chief  
Russell Willardson, Public Works Director  
Joseph Moore, CED Director  
Stan Varney, Acting Fire Chief  
Brent Garlick, CED Department  
Ralph Lee, CED Department  
Steve Pastorik, CED Department  
Aaron Crim, Administration  
Jake Arslanian, Public Works Department  
Russ Bailey, Public Works Department

#### 1. **APPROVAL OF MINUTES OF STUDY MEETING HELD OCTOBER 14, 2008**

The Council read and considered the Minutes of the Study Meeting held October 14, 2008. There were no changes, corrections or deletions.

After discussion, Councilmember Coleman moved to approve the Minutes of the Study Meeting held October 14, 2008, as written. Councilmember Winder seconded the motion.

## MINUTES OF COUNCIL STUDY MEETING – OCTOBER 28, 2008

-2-

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mayor Nordfelt	Yes

Unanimous.

### 2. **PRESENTATION, DEBBIE BROWN, HOSPITALITY WEST**

Acting City Manager, Paul Isaac, introduced Debbie Brown and stated she would give an update regarding Hospitality West.

Debbie Brown addressed the City Council, expressed appreciation for the support of the City, and reviewed accomplishments summarized as follows:

#### 2006:

- Strategic Plan
- Obtained non-profit status
- Funding sources
- Plans for the west side of Salt Lake Valley to become destination hub
- Bylaws
- Marketing
- Accounting system
- National Tour Association Convention
- City funding
- Website, video presentation and flyer

#### 2007 & 2008

- Strategic Plan
- Marketing with Internet as a tool
- Advertising materials
- Website and video
- News articles in Salt Lake Tribune and Deseret News
- Site tours to bring business to community
- Member of several tourism organizations
- Working with West Valley City Economic Development staff
- Budget

## MINUTES OF COUNCIL STUDY MEETING – OCTOBER 28, 2008

-3-

During the above presentation of information and discussion, Debbie Brown answered questions from members of the City Council. Ms. Brown also thanked the City Council and City staff for assistance, support and funding.

On behalf of the City Council, Mayor Nordfelt expressed appreciation to Ms. Brown for the update.

3. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED OCTOBER 28, 2008**

Acting City Manager, Paul Isaac, stated no new items had been added to the Agenda for the Regular Council Meeting scheduled October 28, 2008, at 6:30 P.M. Upon inquiry, there were no questions regarding items scheduled on that Agenda.

4. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED NOVEMBER 4, 2008:**

A. **PRESENTATION OF *ESSENTIAL PIECE* AWARD TO UTAH COUNCIL OF CRIME PREVENTION**

Acting City Manager, Paul Isaac, stated Mayor Nordfelt would present the *Essential Piece Award* to the Utah Council of Crime Prevention, at the Regular Council Meeting scheduled November 4, 2008, at 6:30 P.M.

B. **PROCLAMATION DECLARING NOVEMBER 5-8, 2008, AS “POWER OF PREVENTION” WEEK IN WEST VALLEY CITY**

Acting City Manager, Paul Isaac, stated Mayor Nordfelt would read a proclamation declaring November 5-8, 2008, as “Power of Prevention” week in West Valley City, at the Regular Council Meeting scheduled November 4, 2008, at 6:30 P.M.

5. **RESOLUTION NO. 08-273, APPROVE PURCHASE OF TWO 2009 FORD F350 TRUCKS FROM KEN GARFF FORD FOR USE BY THE PARKS AND RECREATION DEPARTMENT**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 08-273 which would approve the purchase of two 2009 Ford trucks from Ken Garff Ford, in an amount not to exceed \$50,000.00, for use by the Parks and Recreation Department.

Mr. Isaac stated the subject trucks would be utilized by the Maintenance Division of the Parks and Recreation Department. He advised that Ken Garff Ford held the State contract to supply the vehicle make and model. He also advised the two vehicles would be an addition to the fleet and used by two new Parks and Recreation Department employees. He indicated the Fleet Manager had met with the Department and determined the 2009 Ford F350 trucks would be the most efficient vehicles for their intended purposes.

## MINUTES OF COUNCIL STUDY MEETING – OCTOBER 28, 2008

-4-

Acting City Manager, Paul Isaac, further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-273 at the Regular Council Meeting scheduled November 4, 2008, at 6:30 P.M.

6. **RESOLUTION NO. 08-274, AWARD CONTRACT TO SONNTAG RECREATION FOR THE CITY PARK PLAY STRUCTURE REPLACEMENT AND AUTHORIZE EXECUTION OF A CONTRACT**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 08-274 which would award a contract to Sonntag Recreation in the amount of \$42,000.00 for the City Park play structure replacement and authorize execution of the contract.

Mr. Isaac stated eight proposals for play structure replacement had been received, as follows:

<u>Company / Proposal</u>	<u>Manufacturer</u>	<u>Score</u>	<u>Amount</u>
Garrett and Company #1	Miracle Rec Equip.	108	\$29,471.00
#2		107	\$26,441.00
Intermountain Rec.	Play World Systems	100	\$35,900.00
Sonntag Recreation	Landscape Structures	125	\$42,000.00
Great Western P & P	GameTime	116	\$30,134.00
Alpine Recreation	PlayCraft	99	\$43,384.00
Blue Sky	Little Tikes	93	\$44,000.00
PlaySpace Designs	Kompan	91	\$43,150.00
Sunshine Rec.		82	\$31,211.00

Mr. Isaac stated the play structure at City Park had been removed several years ago because of its poor condition. He further stated local residents had been asking for a replacement structure for some time. He indicated a proposal process had been established to receive bids and evaluate them to determine the best product for the location. The evaluation criteria for the proposals included creativity in design, unique play features, delivery time, cost/value, most effective use of the available space, and warranty.

The Acting City Manager reported the evaluation criteria had been included in the RFP packet so prospective bidders would know how their proposals would be judged. He advised that all evaluations had been handled independently. He indicated each proposal had been evaluated by a panel of five parks and recreation professionals. He advised that over a one-week period, the panel reviewed and graded each proposal. He stated the panel consisted of parks and recreation professionals with backgrounds in administration,

## MINUTES OF COUNCIL STUDY MEETING – OCTOBER 28, 2008

-5-

design, maintenance, recreation, and education. He indicated once the evaluations had been completed, all scoring was placed on a spreadsheet and tallied.

Mr. Isaac stated funding for the project would be from Park Impact fees.

Parks and Recreation Director, Kevin Astill, further reviewed the proposed Resolution and answered questions from members of the City Council.

Upon discussion, the City Council requested to see more details regarding the ranking criteria.

The City Council will consider proposed Resolution No. 08-274 at the Regular Council Meeting scheduled November 4, 2008, at 6:30 P.M.

7. **RESOLUTION NO. 08-275, AWARD CONTRACT TO BLUE SKY RECREATION FOR THE WOODLEDGE PARK PLAY STRUCTURE REPLACEMENT AND AUTHORIZE EXECUTION OF A CONTRACT**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 08-275 which would award a contract to Blue Sky Recreation in the amount of \$35,890.00 for the Woodledge Park play structure replacement and authorize execution of the contract.

Mr. Isaac stated eight proposals for play structure replacement had been received, as follows:

<u>Company / Proposal</u>	<u>Manufacturer</u>	<u>Score</u>	<u>Amount</u>
Garrett and Company #1	Miracle Rec Equip.	109	\$36,896.00
#2		DNF	\$38,464.00
Intermountain Rec.	PlayWorld Systems	093	\$35,900.00
Sonntag Recreation #1	Landscape Structures	118	\$42,000.00
#2		123	\$42,000.00
#3		112	\$42,000.00
Great Western P & P	GameTime	118	\$30,129.43
Alpine Recreation	PlayCraft	109	\$41,496.00
Blue Sky	Little Tikes	119	\$35,890.00
PlaySpace Designs	Kompan	85	\$45,000.00
Sunshine Rec.		DNF	\$ -

The Acting City Manager indicated the play structure at the subject location had been removed several years ago because of its dilapidated condition. He stated the area residents had been asking for a replacement structure for some time. He advised a proposal process had been established to receive bids and evaluate them to determine the best product for the location. The evaluation criteria for the proposals included creativity

## MINUTES OF COUNCIL STUDY MEETING – OCTOBER 28, 2008

-6-

in design, unique play features, delivery time, cost value, most effective use of available space, and warranty. He reported the evaluation criteria had been included in the RFP packet so prospective bidders would know how their proposals would be judged. He stated all evaluations had been handled independently. He further advised each proposal had been evaluated by a panel of five parks and recreation professionals. He reported that over a one-week period, the panel had reviewed and graded each proposal. The panel consisted of parks and recreation professionals with backgrounds in administration, design, maintenance, recreation, and education. He stated once the evaluations had been completed, all scoring was placed on a spreadsheet and tallied.

Acting City Manager, Paul Isaac, stated funding for the project would be from Park Impact fees.

Parks and Recreation Director, Kevin Astill, further reviewed the proposed Resolution and answered questions from members of the City Council.

Upon discussion, the City Council requested to see more details regarding the ranking criteria.

The City Council will consider proposed Resolution No. 08-275 at the Regular Council Meeting scheduled November 4, 2008, at 6:30 P.M.

8. **RESOLUTION NO. 08-276, APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH CODY EKKER CONSTRUCTION, INC., FOR CONSTRUCTION OF THE 2200 WEST IMPROVEMENT PROJECT FROM 3500 SOUTH TO 3800 SOUTH**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 08-276 which would approve Change Order No. 1 to the contract with Cody Ekker Construction, Inc., in the amount of \$55,505.00, for construction of the 2200 West Improvement Project from 3500 South to 3800 South.

Mr. Isaac stated the change order covered additional work and supplies necessary to complete the 2200 West Improvement Project.

The Acting City Manager reported that during construction an existing decayed corrugated metal pipe collapsed. He stated the subject change order covered the cost of removal and replacement of approximately 250 linear feet of 36-inch reinforced concrete pipe. He indicated an additional combo box would also be required. An additional 200 square yards of patterned concrete park strip would be required to complete both sides of 2200 West along the project area.

Acting City Manager, Paul Isaac, indicated the project would be funded by Community Development Block Grant funds.

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 28, 2008**

**-7-**

Mr. Isaac further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-276 at the Regular Council Meeting scheduled November 4, 2008, at 6:30 P.M.

9. **RESOLUTION NO. 08-277, APPROVE AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH COLONY PARTNERS, LLC, FOR APPROXIMATELY 34.5 ACRES OF REAL PROPERTY BEING DEVELOPED IN THE VICINITY OF 2610 SOUTH 5600 WEST**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 08-277 which would approve an Amendment to the Development Agreement with Colony Partners, LLC, for approximately 34.5 acres of real property being developed in the vicinity of 2610 South 5600 West.

Mr. Isaac stated that earlier in the year the City Council approved a resolution authorizing a development agreement between the City and Colony Partners, LLC, for the residential portion of the West Valley Pavilion Subdivision on the northwest corner of 5600 West and Parkway Boulevard. He indicated the purpose for the subject resolution would be to update the exhibits that illustrated the types of units to be built.

The Acting City Manager advised that when the development agreement had been approved earlier in the year Hearthside Homes was the anticipated residential developer. He stated Hearthside had planned to construct a combination of stacked flat condominiums and townhomes with a total of 150 units. Item 14 of the Development Agreement stated: "The condo and townhome buildings shall be built substantially like the elevations in Exhibit C with the exception that all of the requirements in Chapter 7-14 Part 3 of the Zoning Ordinances shall apply to all the residential buildings within the development as well as the site layout design and open space requirements." He also stated a copy of the original Exhibit C had been attached to the documentation.

Mr. Isaac stated Holmes Homes was now the anticipated residential developer with the plan to build 150 townhomes. The 150 townhomes would include a mix of front load (garages on the front) and rear load (garages on the back accessed by an alley) units. Attached to the documentation was a letter from Walter Plumb with Colony Partners, LLC, which outlined the reasons for the change to the development agreement. He advised staff believed the latest proposal would be an improvement to the original proposal because all units under the latest proposal would have two car garages, the average unit size would be significantly larger, and the latest site plan created a larger, centrally located park space. He stated a copy of the proposed Exhibit C had been attached to the documentation.

## MINUTES OF COUNCIL STUDY MEETING – OCTOBER 28, 2008

-8-

Steve Pastorik, CED Department, further reviewed the proposal and answered questions from members of the City Council. Mr. Pastorik distributed and discussed a letter from the property owner explaining reasons for proposed amendment. He stated Brent Thompson of Holmes Homes was in attendance at the meeting to answer questions from members of the City Council.

Brent Thompson, Holmes Homes, answered questions from members of the City Council regarding pricing, design of townhomes, open space and the trail system.

The City Council will consider proposed Resolution No. 08-278 at the Regular Council Meeting scheduled November 4, 2008, at 6:30 P.M.

10. **RESOLUTION NO. 08-278, AWARD CONTRACT TO ARNELL-WEST, INC., AND AUTHORIZE EXECUTION OF A CONTRACT FOR CONSTRUCTION OF THE POLICE VEHICLE STORAGE FACILITY LOCATED AT 5885 WEST 5400 SOUTH**

Acting City Manager, Paul Isaac, discussed proposed Resolution No. 08-278 which would award a contract to Arnell-West, Inc. and authorize execution of the contract for construction of the Police Vehicle Storage Facility located at 5885 West 5400 South.

Mr. Isaac stated bids had been solicited and a total of 12 bids had been received as follows:

Arnell West	\$895,000.00
Easton River Construction	\$915,800.00
Brubaker Construction	\$923,000.00
Interwest Construction	\$940,000.00
MSCI	\$967,950.00
Chad Broderick Construction	\$969,800.00
Onyx	\$977,244.00
Continental Engineering	\$1,009,800.00
Bowen Construction	\$1,028,000.00
Valley Design	\$1,034,000.00
Cal Wadsworth	\$1,063,900.00
Reed Welding	\$1,202,000.00

The Acting City Manager stated the lowest responsible bid had been submitted by Arnell-West, Inc. in the amount of \$895,000.00.

Mr. Isaac reported construction included an 18,000 sq. ft. metal building on a concrete slab. He further reported a set of restrooms and drainage security system would also be included. He indicated the project involved construction of a new building which would be constructed under the supervision of the City and GSBS Architects.



## MINUTES OF COUNCIL STUDY MEETING – OCTOBER 28, 2008

-9-

Jake Arslanian, Public Works Department, further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-278 at the Regular Council Meeting scheduled November 4, 2008, at 6:30 P.M.

### 11. **COMMUNICATIONS:**

#### A. **VIEW NEW AMBULANCE ON DISPLAY IN PARKING LOT**

Upon adjournment of the Study Meeting, the City Council was invited to view a new ambulance on display in the parking lot at the Utah Cultural Celebration Center facility.

#### B. **COUNCIL UPDATE**

Acting City Manager, Paul Isaac, stated the Council had previously received a Memorandum outlining upcoming meetings and events as follows: October 30, 2008: EAC Halloween Party, Lobby, 2:00 P.M. – 4:00 P.M.; November 1, 2008: Utah Folk Arts Celebration and Day of the Dead Fiesta, UCCC; November 4, 2008: General Election, Polls Open 7:00 A.M. – 8:00 P.M.; November 4, 2008: Council Study Meeting, 4:30 P.M. at UCCC; Regular Council Meeting, 6:30 P.M.; November 5-8, 2008: 11<sup>th</sup> Annual Power of Prevention Critical Issues Conference, UCCC; November 10, 2008: Community Crime Prevention Seminar Series – Illegal Drug Awareness, Family Fitness Center, 6:30 P.M. – 7:30 P.M.; November 11, 2008: Veteran's Day Holiday – City Hall closed; November 18, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 20, 2008: EAC Thanksgiving Luncheon, Multi-Purpose Room, Noon; November 22, 2008: Turkey Trot 5k Run/Walk at Centennial Park; November 22, 2008: Winter Ethnic Arts Market, UCCC; November 25, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; November 27, 2008: Thanksgiving Holiday – City Hall closed; December 1 thru January 6, 2009: Trees of Diversity Exhibit, UCCC; December 1, 2008: Walk with Santa at Centennial Park, 6:00 P.M.; December 2, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 8, 2008: Winter Concert, UCCC; December 9, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; December 16, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; and December 24 & 25, 2008: Christmas Holiday – City Hall closed.

Councilmember Brooks discussed details of ChamberWest's Christmas parade and explained there were issues regarding the route so the staging location had been changed again. He indicated the parade would start at the American Express parking lot and end in the Costco parking lot. He also reported the Chamber might do away with the parade after this year and he discussed reasons for that decision.

**MINUTES OF COUNCIL STUDY MEETING – OCTOBER 28, 2008**

**-10-**

**C. SENATOR HILLARY CLINTON'S VISIT TO WEST VALLEY CITY**

Acting City Manager, Paul Isaac, discussed an event held at the Utah Cultural Celebration Center on Saturday, October 25, 2008, at which Senator Hillary Clinton had been a speaker. He also informed the event was very successful and praised the efforts of staff of all departments involved. He reported there had been positive feedback from organizers and attendees regarding the event. Mr. Isaac also expressed appreciation to Councilmember Rushton for being instrumental in that event being held in West Valley City.

The City Council discussed positive media overage and expressed appreciation to City staff involved in the event.

**12. COUNCIL REPORTS:**

**A. COUNCILMEMBER RUSS BROOKS – CHAMBERWEST BOARD OF DIRECTORS**

Councilmember Brooks reported regarding ChamberWest and changes in members of the board of directors.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, OCTOBER 28, 2008, WAS ADJOURNED AT 5:30 P.M., BY MAYOR NORDFELT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, October 28, 2008.

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Sheri McKendrick, MMC  
City Recorder